

**MINUTES  
COLUMBUS BOARD OF ZONING APPEALS  
DECEMBER 27, 2005  
COUNCIL CHAMBERS, 2<sup>nd</sup> FLOOR, CITY HALL  
123 WASHINGTON STREET  
COLUMBUS, INDIANA**

**Members Present:** Patricia Zeigler, Chairperson; Karen Dugan, Secretary;  
Lou Marr; Dave Bonnell; Fred Stadler.

**Members Absent:** Mary Ferdon.

**Staff Present:** Laura Thayer, Assistant Planning Director; Marcus Hurley,  
Associate Planner; Alan Whitted, City Attorney; Stephanie  
Carr, Code Enforcement.

Patricia Zeigler, Chairperson, opened the meeting with a brief explanation about the Board and its responsibilities.

Proof of advertising for all cases was confirmed. The petitions and staff comments are a permanent record at the Planning Department.

Alan Whitted, Deputy City Attorney, administered the oath to all in attendance that would be speaking.

**DOCKET C/CU-05-12: Bill & Cecile Coates**

**Bill and Cecile Coates are requesting a conditional use permit to allow the operation of a home-based business in the AG (Agricultural) district. The property is located at 11689 East County Road 50 North in Clay Township.**

Marcus Hurley presented the background information on this request and the findings of fact into the record.

Mr. Hurley showed a power point presentation of the property.

Bill Coates stated his name for the record.

Mr. Coates presented his case.

The meeting was open to the public.

There was no one to speak for or against this request.

The meeting was closed to the public.

Lou Marr made a motion to approve **C/CU-05-12** along with the findings as stated by staff with the condition that the approval would stay with the current property and owner.

Dave Bonnell seconded the motion and it passed unanimously.

#### **FINDINGS OF FACT:**

Ms. Thayer requested that Mr. Hurley address the issue to clarify the motion made at the last meeting for case **C/DS-05-18** Tim Medaris.

Mr. Hurley asked the Board if their intent was to allow the petitioner to exceed the number of lots as stipulated in the zoning ordinance, which are two. Ms. Dugan made the statement it was not their intent, and that they were under the impression that it would be sent to the subdivision committee for their review. Mr. Hurley stated that the ordinance calls for no more than two lots and that the subdivision committee does not have the authority to allow them to exceed the zoning ordinance.

Mr. Hurley said that Mr. Medaris interpreted the motion as approval for four lots instead of two. Mr. Hurley said that Mr. Medaris could appeal the case or he could come back after one year. The staff's interpretation was that the intent of the motion was for only two lots.

Ms. Marr made a motion to approve the findings of fact for **C/DS-05-18 Tim Medaris**.

Karen Dugan seconded the motion, and it passed unanimously.

#### **APPROVAL OF MINUTES**

Upon the motion made by Lou Marr and seconded by Karen Dugan, the minutes of the November 22, 2005 meeting were approved unanimously.

---

Mary Ferdon, Acting Chairperson

---

Karen Dugan, Secretary